



Bradshaw Yard, Brentford TW8

Guide price £499,000 Leasehold





Description

Positioned on the fifth floor of the prestigious Willow House, this premium one-bedroom apartment offers a sophisticated blend of urban luxury, scenic waterside charm, and exceptional lifestyle amenities. Designed by the renowned developer Ballymore, this property is situated in the heart of The Brentford Project—a multi-million-pound waterfront masterplan transforming the lanes between Brentford High Street and the Grand Union Canal.

The apartment's heart is its open-plan kitchen, dining, and reception space, meticulously crafted to blur the lines between functional living and effortless entertainment. The fourth-floor elevation ensures a peaceful outlook away from immediate street-level bustle, while full-height windows flood the flat with sunlight. The spacious double bedroom provides ample storage, alongside an elegant bathroom outfitted with premium brassware and contemporary tiling.

The property sits directly on Bradshaw Yard, linking your front door straight to an array of retail and dining experiences. Leading brands like GAIL's Bakery and Sam's Riverside populate the lanes alongside independent boutiques, artisan markets, and an Everyman Cinema.

Transport: A commuter's dream, located just minutes from Brentford Station (National Rail to London Waterloo) and within easy reach of Boston Manor (Piccadilly Line) and Ealing Broadway (Elizabeth + Central Line)

Nature & Escape: Situated directly at the confluence of the River Brent and River Thames, with the vast green expanses of Syon Park and the royal Kew Gardens virtually on your doorstep.

The Brentford Project has established a new residential quarter spanning the riverside of this proud West London town. A place to live well, work smart, and unwind effortlessly. From the water's edge to the bustling High Street, an extraordinary community is taking shape. The amenities include a heated outdoor swimming pool, extensive gym equipment, sauna and steam room, spa treatment rooms, residents lounge, coworking space alongside concierge and onsite security.

Across the lanes and yards the re-connection of the high street to the waterfront has created a place in which Londoners can live a more connected life with a focus on wellbeing, with new discoveries, independent makers, growers, art, live music and waterside activities.

The images used are of units which are finished to give you an idea of finish and not of this particular unit.

- 1 Double bedroom
- 1 Bathroom
- 5th Floor
- Outdoor Heated Pool + Sauna and Steam Room
- Private terrace

- Well Equipped Gym with Multiple Floors
- Approx. 574 sq ft (53.3 sq m)
- Close to Brentford station
- Popular location
- Leasehold (999 years remaining)



The Brentwood Project, TW8

Approximate Gross Internal Area = 53.3 sq m / 574 sq ft



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323765)